

Chair Keny-Guyer and committee,

Thank You for the time to speak today.

My name is Laura Hallett and I am the onsite Manager for the Arbor Mobile Home Park in Portland. Prior to becoming the manager, I was a Homeowner within the community.

Yes, a homeowner. I stress this because living in a Mobile Home Community is not a traditional landlord tenant relationship.

In 2008 I purchased my home for \$500.00, I sold my home in 2015 for \$10000 the equity growth is specifically due to the Capital Improvements made by the landowner. And today I believe this same home could be sold between \$15,000 and \$20,000.

Living in a Mobile Home Community gives a person the pride of home ownership and with that comes the responsibilities. If I want the enjoyment of affordable living and gain equity in my home then I must support the landowner.

When a land owner makes capital improvements that landowner is securing the equity in my home I as well as the property as a whole.

If you will look at the chart I have provided, you can see that there is a direct correlation between a landowner that does the needed work and the one that does not.

If I lived in a stick built home every year, I would see an increase in my property taxes, If the city had to do major improvements in front of my house such as sidewalk repair¹. My property would be assessed my equal share and I know in the future that assessment will be paid off.

Why can we not do the same type of thing in a manufactured home community?

I will answer any questions you may have.

Again, Thank You

¹ 17.28.140 City Charges for Construction or Repair of Sidewalks, Curbs and Driveways.

(Amended by Ordinance No. 182760, effective June 5, 2009.) The property owner shall be charged for the construction, reconstruction or repair of sidewalks, curbs and driveways. The cost for the City to have repairs made will be assessed upon the property.



Property ID: M355718

Owner Name: [REDACTED]

Street Address: 6415 NE KILLINGSWORTH ST SPC CDR05

City, State, Zip: PORTLAND OR 97218

Map and Tax Lot: 1N2E17CC -03300

Value History

	2014	2015	2016	2017	2018
Real Market Value - Land	\$0	\$0	\$0	\$0	\$0
Real Market Value - Improvements	\$4,630	\$4,580	\$5,470	\$7,450	\$8,940
● Total Real Market Value	\$4,630	\$4,580	\$5,470	\$7,450	\$8,940
● Maximum Assessed Value	\$6,660	\$6,660	\$6,660	\$6,660	\$6,850
● Assessed Value	\$4,630	\$4,580	\$5,470	\$6,660	\$0

